HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Barrie CMA

Date Released: Third Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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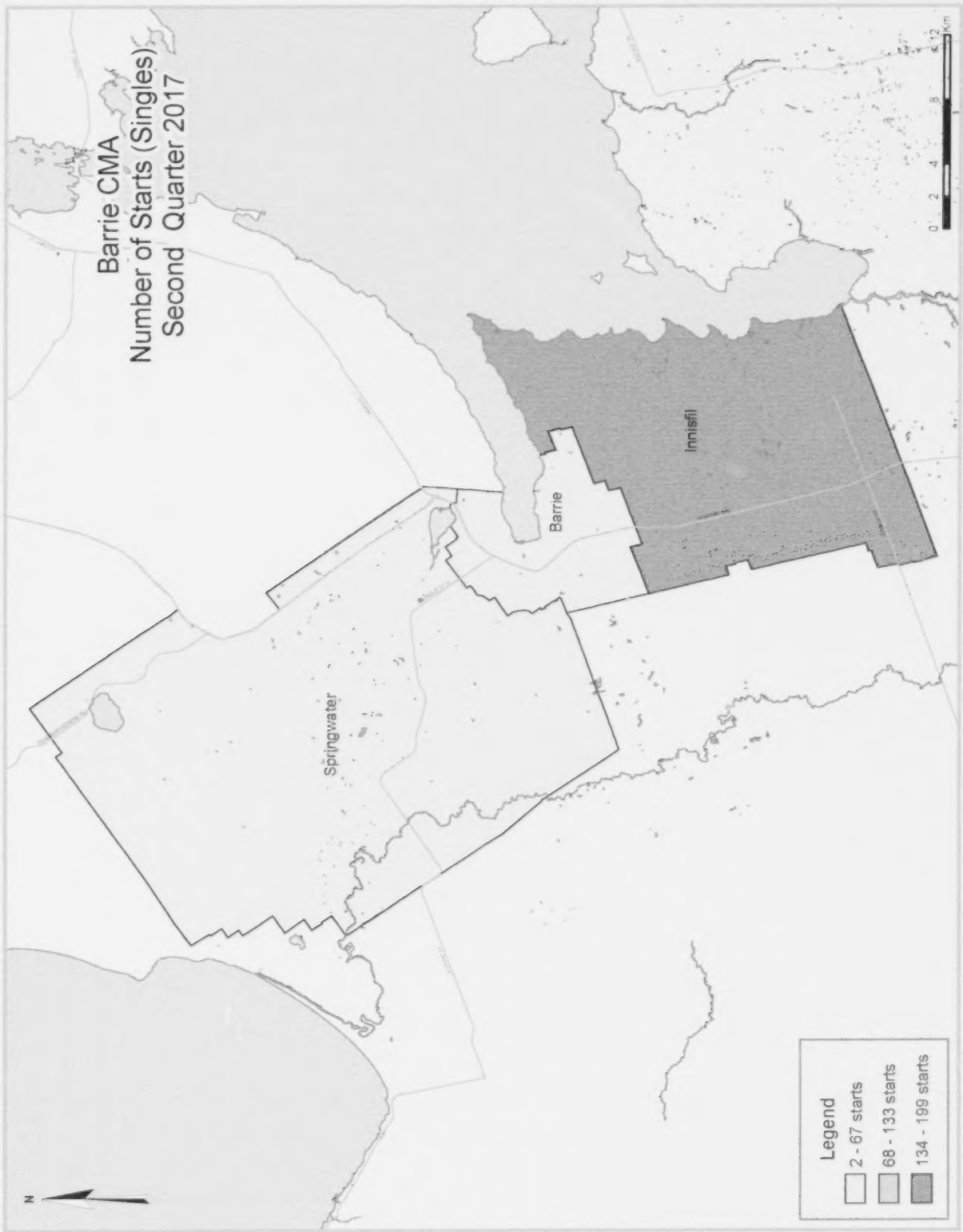
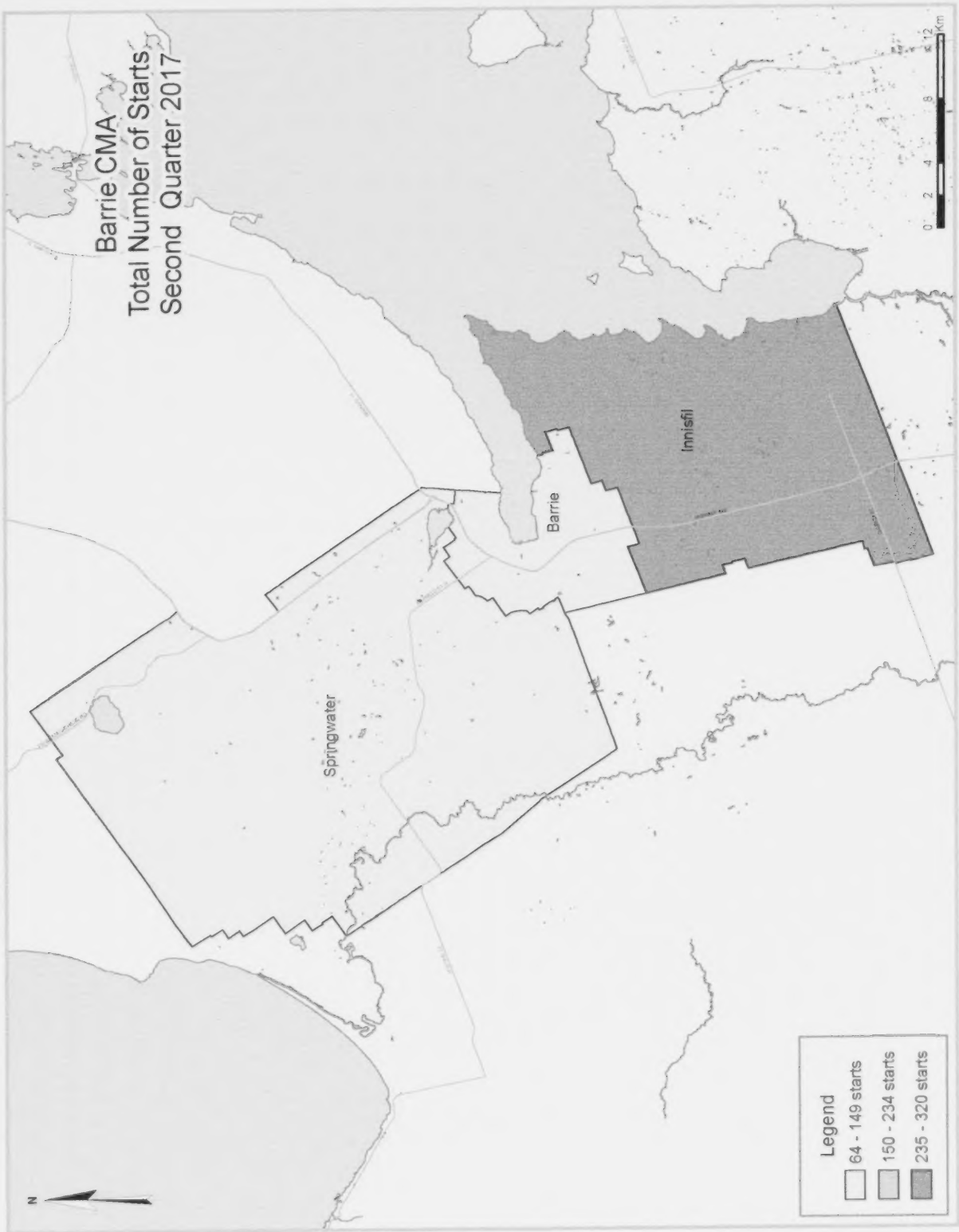
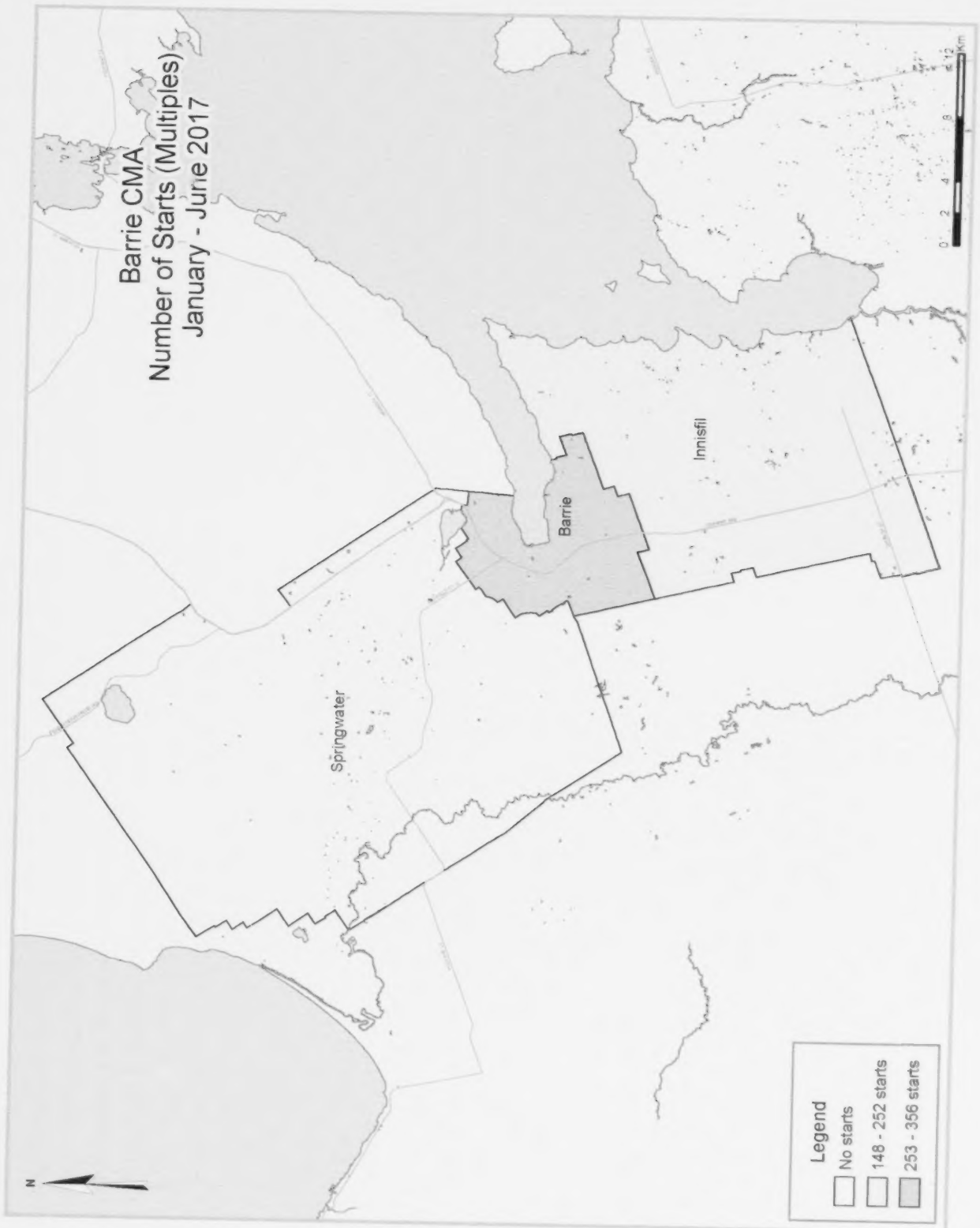
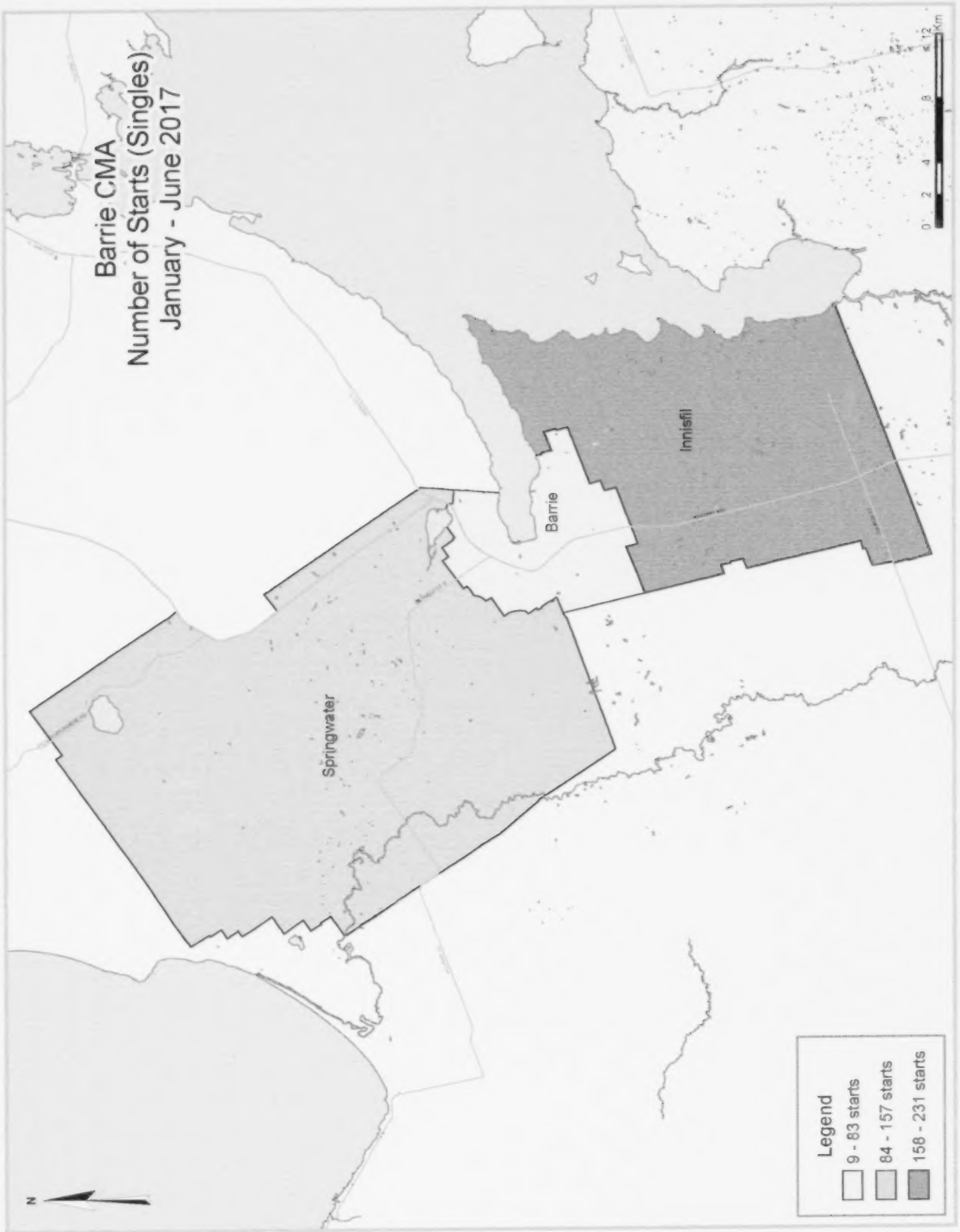
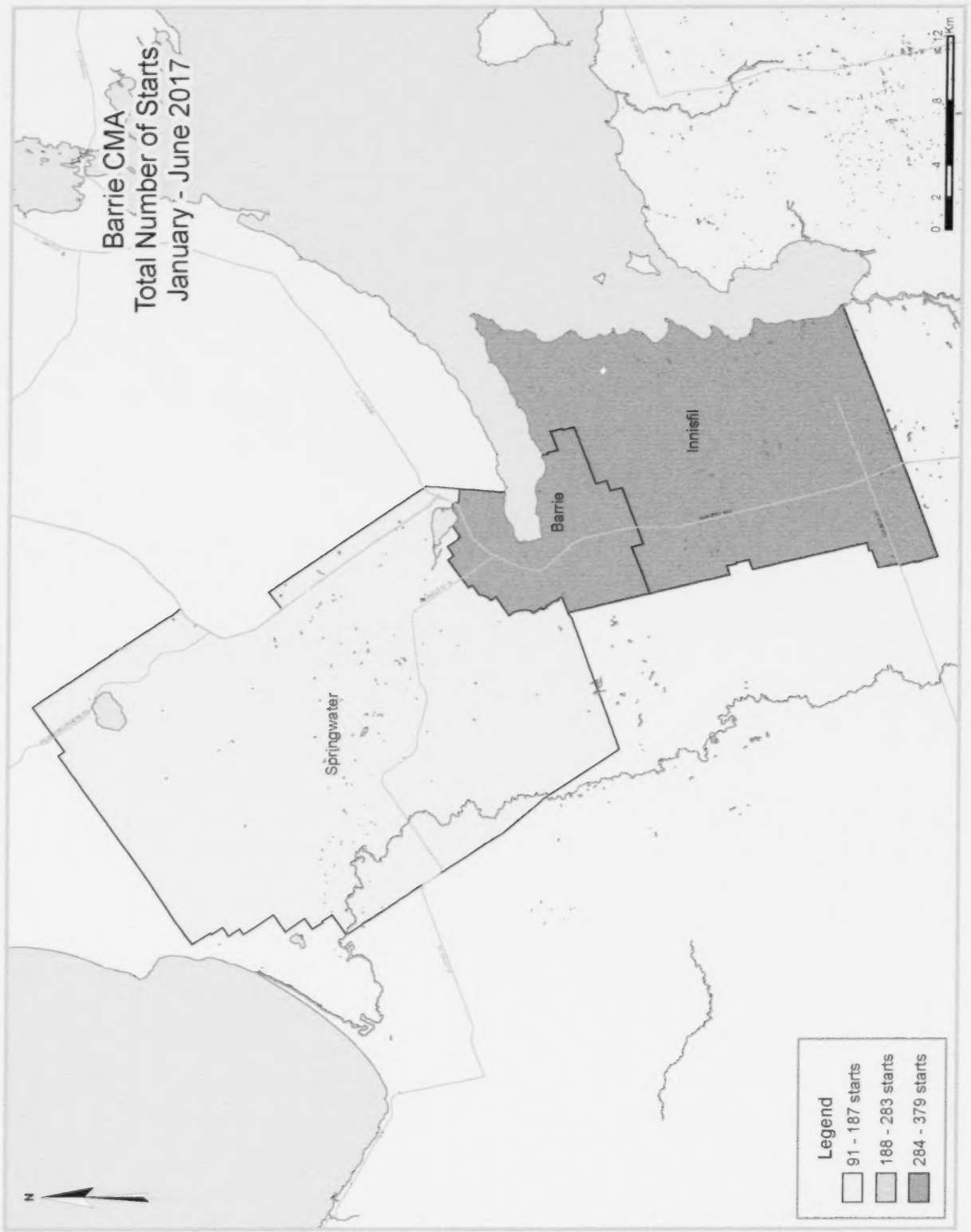
Barrie CMA
Number of Starts (Multiples)
Second Quarter 2017
Innisfil
Barrie
Springwater
Legend
No starts
94 - 107 starts
108 - 121 starts
N
0 2 4 8 12 Km


Barrie CMA
Number of Starts (Singles)
Second Quarter 2017
Innisfil
Barrie
Springwater
Legend
2 - 67 starts
68 - 133 starts
134 - 199 starts
N
0
2
4
8
12
Km


Barrie CMA
Total Number of Starts
Second Quarter 2017
Innisfil
Barrie
Springwater
0
2
4
8
12
Km
N
Legend
64 - 149 starts
150 - 234 starts
235 - 320 starts


Barrie CMA
Number of Starts (Multiples)
January - June 2017
Barrie
Innisfil
Springwater
Legend
No starts
148 - 252 starts
253 - 356 starts
N
0
2
4
8
12
Km


Barrie CMA
Number of Starts (Singles)
January - June 2017
Innisfil
Barrie
Springwater
0 2 4 8 12 Km
N
Legend
9 - 83 starts
84 - 157 starts
158 - 231 starts


Barrie CMA
Total Number of Starts
January - June 2017
Innisfil
Barrie
Springwater
0
2
4
8
12
Km
N
Legend
91 - 187 starts
188 - 283 starts
284 - 379 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2017								
Barrie CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	695	686	57	1,012	810	692	752	792
Multiples	321	1,037	648	900	1,032	710	836	1,008
Total	1,016	1,723	705	1,912	1,842	1,402	1,588	1,800
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	649	740	255	265	3.9%	321	331	3.1%
Multiples	1,156	860	198	215	8.6%	473	504	6.6%
Total	1,805	1,600	453	480	6.0%	794	835	5.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA Second Quarter 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2017	265	2	121	0	90	0	0	2	480
Q2 2016	255	6	66	0	0	126	0	0	453
% Change	3.9	-66.7	83.3	n/a	n/a	-100.0	n/a	n/a	6.0
Year-to-date 2017	331	14	136	0	148	204	0	2	835
Year-to-date 2016	321	6	101	0	0	366	0	0	794
% Change	3.1	133.3	34.7	n/a	n/a	-44.3	n/a	n/a	5.2
UNDER CONSTRUCTION									
Q2 2017	516	24	276	0	188	1,001	0	6	2,011
Q2 2016	480	8	104	0	55	544	0	104	1,295
% Change	7.5	200.0	165.4	n/a	**	84.0	n/a	-94.2	55.3
COMPLETIONS									
Q2 2017	186	0	21	0	0	82	0	30	319
Q2 2016	186	4	0	0	0	0	4	0	194
% Change	0.0	-100.0	n/a	n/a	n/a	n/a	-100.0	n/a	64.4
Year-to-date 2017	344	0	31	0	0	98	0	30	503
Year-to-date 2016	320	6	20	0	0	48	14	0	408
% Change	7.5	-100.0	55.0	n/a	n/a	104.2	-100.0	n/a	23.3
COMPLETED & NOT ABSORBED									
Q2 2017	27	2	1	0	0	0	n/a	n/a	30
Q2 2016	32	2	0	0	1	4	n/a	n/a	39
% Change	-15.6	0.0	n/a	n/a	-100.0	-100.0	n/a	n/a	-23.1
ABSORBED									
Q2 2017	186	0	20	0	0	82	n/a	n/a	288
Q2 2016	187	6	0	0	0	1	n/a	n/a	194
% Change	-0.5	-100.0	n/a	n/a	n/a	**	n/a	n/a	48.5
Year-to-date 2017	345	0	27	0	0	98	n/a	n/a	470
Year-to-date 2016	320	6	24	0	2	50	n/a	n/a	402
% Change	7.8	-100.0	12.5	n/a	-100.0	96.0	n/a	n/a	16.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q2 2017	2	2	0	0	90	0	0	2	96
Q2 2016	42	6	0	0	0	126	0	0	174
Innisfil Town									
Q2 2017	199	0	121	0	0	0	0	0	320
Q2 2016	85	0	66	0	0	0	0	0	151
Springwater Town									
Q2 2017	64	0	0	0	0	0	0	0	64
Q2 2016	128	0	0	0	0	0	0	0	128
Barrie CMA									
Q2 2017	265	2	121	0	90	0	0	2	480
Q2 2016	255	6	66	0	0	126	0	0	453
UNDER CONSTRUCTION									
Barrie City									
Q2 2017	12	12	3	0	178	474	0	6	685
Q2 2016	52	8	21	0	55	312	0	104	552
Innisfil Town									
Q2 2017	364	12	273	0	10	527	0	0	1,186
Q2 2016	172	0	83	0	0	232	0	0	487
Springwater Town									
Q2 2017	140	0	0	0	0	0	0	0	140
Q2 2016	256	0	0	0	0	0	0	0	256
Barrie CMA									
Q2 2017	516	24	276	0	188	1,001	0	6	2,011
Q2 2016	480	8	104	0	55	544	0	104	1,295
COMPLETIONS									
Barrie City									
Q2 2017	32	0	3	0	0	82	0	26	143
Q2 2016	27	4	0	0	0	0	4	0	35
Innisfil Town									
Q2 2017	85	0	18	0	0	0	0	0	103
Q2 2016	84	0	0	0	0	0	0	0	84
Springwater Town									
Q2 2017	69	0	0	0	0	0	0	4	73
Q2 2016	75	0	0	0	0	0	0	0	75
Barrie CMA									
Q2 2017	186	0	21	0	0	82	0	30	319
Q2 2016	186	4	0	0	0	0	4	0	194

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q2 2017	2	2	1	0	0	0	n/a	n/a	5
Q2 2016	3	2	0	0	1	0	n/a	n/a	6
Innisfil Town									
Q2 2017	18	0	0	0	0	0	n/a	n/a	18
Q2 2016	21	0	0	0	0	0	n/a	n/a	21
Springwater Town									
Q2 2017	7	0	0	0	0	0	n/a	n/a	7
Q2 2016	8	0	0	0	0	4	n/a	n/a	12
Barrie CMA									
Q2 2017	27	2	1	0	0	0	n/a	n/a	30
Q2 2016	32	2	0	0	1	4	n/a	n/a	39
ABSORBED									
Barrie City									
Q2 2017	33	0	2	0	0	82	n/a	n/a	117
Q2 2016	30	6	0	0	0	0	n/a	n/a	36
Innisfil Town									
Q2 2017	84	0	18	0	0	0	n/a	n/a	102
Q2 2016	79	0	0	0	0	0	n/a	n/a	79
Springwater Town									
Q2 2017	69	0	0	0	0	0	n/a	n/a	69
Q2 2016	78	0	0	0	0	1	n/a	n/a	79
Barrie CMA									
Q2 2017	186	0	20	0	0	82	n/a	n/a	288
Q2 2016	187	6	0	0	0	1	n/a	n/a	194

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Barrie CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	686	10	191	0	34	797	0	5	1,723
% Change	-1.3	0.0	**	n/a	-57.5	**	n/a	-93.4	69.6
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Barrie City	2	42	2	6	90	0	2	126	96	174	-44.8
Innisfil Town	199	85	0	0	121	66	0	0	320	151	111.9
Springwater Town	64	128	0	0	0	0	0	0	64	128	-50.0
Barrie CMA	265	255	2	6	211	66	2	126	480	453	6.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Barrie City	9	46	2	6	148	10	206	126	365	188	94.1
Innisfil Town	231	111	12	0	136	91	0	240	379	442	-14.3
Springwater Town	91	164	0	0	0	0	0	0	91	164	-44.5
Barrie CMA	331	321	14	6	284	101	206	366	835	794	5.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Barrie City	90	0	0	0	0	126	2	0
Innisfil Town	121	66	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	211	66	0	0	0	126	2	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	148	10	0	0	204	126	2	0
Innisfil Town	136	91	0	0	0	240	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	284	101	0	0	204	366	2	0

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Barrie City	4	48	90	126	2	0	96	174
Innisfil Town	320	151	0	0	0	0	320	151
Springwater Town	64	128	0	0	0	0	64	128
Barrie CMA	388	327	90	126	2	0	480	453

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	11	62	352	126	2	0	365	188
Innisfil Town	379	202	0	240	0	0	379	442
Springwater Town	91	164	0	0	0	0	91	164
Barrie CMA	481	428	352	366	2	0	835	794

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Barrie City	32	27	0	8	3	0	108	0	143	35	**
Innisfil Town	85	84	0	0	18	0	0	0	103	84	22.6
Springwater Town	69	75	0	0	0	0	4	0	73	75	-2.7
Barrie CMA	186	186	0	8	21	0	112	0	319	194	64.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Barrie City	56	41	0	10	13	10	124	48	193	109	77.1
Innisfil Town	148	186	0	0	18	20	0	0	166	206	-19.4
Springwater Town	140	93	0	0	0	0	4	0	144	93	54.8
Barrie CMA	344	320	0	10	31	30	128	48	503	408	23.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Barrie City	3	0	0	0	82	0	26	0
Innisfil Town	18	0	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	4	0
Barrie CMA	21	0	0	0	82	0	30	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	13	0	0	10	98	48	26	0
Innisfil Town	18	20	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	4	0
Barrie CMA	31	20	0	10	98	48	30	0

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Barrie City	35	31	82	0	26	4	143	35
Innisfil Town	103	84	0	0	0	0	103	84
Springwater Town	69	75	0	0	4	0	73	75
Barrie CMA	207	190	82	0	30	4	319	194

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	69	47	98	48	26	14	193	109
Innisfil Town	166	206	0	0	0	0	166	206
Springwater Town	140	93	0	0	4	0	144	93
Barrie CMA	375	346	98	48	30	14	503	408

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q2 2017	5	17.2	0	0.0	4	13.8	2	6.9	18	62.1	29	530,000	519,758
Q2 2016	0	0.0	6	23.1	10	38.5	5	19.2	5	19.2	26	435,000	492,267
Year-to-date 2017	7	13.2	1	1.9	11	20.8	7	13.2	27	50.9	53	530,000	500,184
Year-to-date 2016	0	0.0	10	25.0	17	42.5	5	12.5	8	20.0	40	435,000	470,183
Innisfil Town													
Q2 2017	1	1.4	7	9.7	7	9.7	3	4.2	54	75.0	72	640,000	613,737
Q2 2016	1	1.4	9	12.9	6	8.6	12	17.1	42	60.0	70	537,500	561,329
Year-to-date 2017	1	0.8	7	5.6	7	5.6	4	3.2	106	84.8	125	650,000	634,788
Year-to-date 2016	6	3.8	17	10.6	20	12.5	52	32.5	65	40.6	160	500,000	517,154
Springwater Town													
Q2 2017	0	0.0	5	9.1	9	16.4	4	7.3	37	67.3	55	565,000	577,593
Q2 2016	7	10.9	4	6.3	7	10.9	7	10.9	39	60.9	64	540,000	569,738
Year-to-date 2017	2	1.7	10	8.6	10	8.6	12	10.3	82	70.7	116	565,000	592,439
Year-to-date 2016	7	9.3	4	5.3	7	9.3	7	9.3	50	66.7	75	540,000	604,399
Barrie CMA													
Q2 2017	6	3.8	12	7.7	20	12.8	9	5.8	109	69.9	156	560,000	583,523
Q2 2016	8	5.0	19	11.9	23	14.4	24	15.0	86	53.8	160	515,000	553,470
Year-to-date 2017	10	3.4	18	6.1	28	9.5	23	7.8	215	73.1	294	590,000	593,814
Year-to-date 2016	13	4.7	31	11.3	44	16.0	64	23.3	123	44.7	275	495,000	535,197

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Second Quarter 2017

Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Barrie City	519,758	492,267	5.6	500,184	470,183	6.4
Innisfil Town	613,737	561,329	9.3	634,788	517,154	22.7
Springwater Town	577,593	569,738	1.4	592,439	604,399	-2.0
Barrie CMA	583,523	553,470	5.4	593,814	535,197	11.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

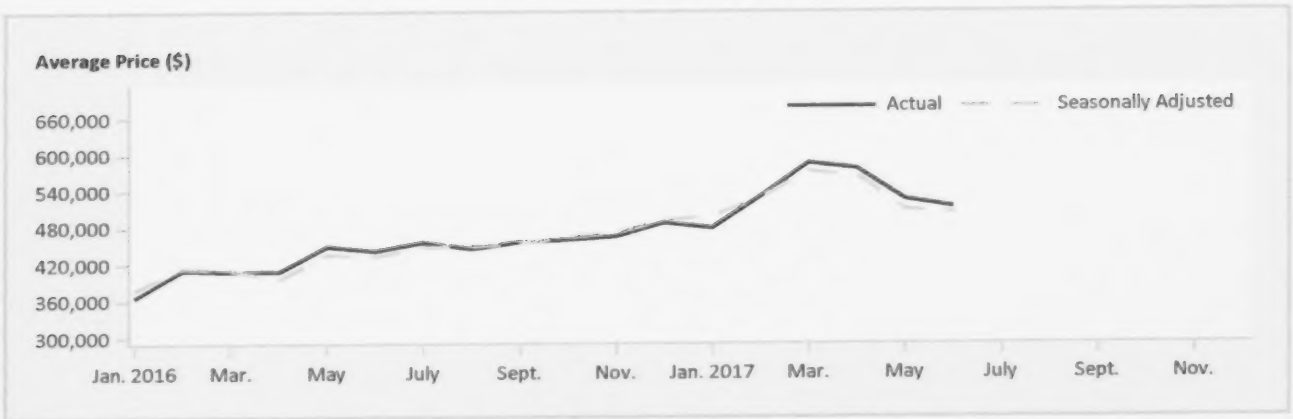


Figure 5.2: MLS® Residential Sales for Barrie

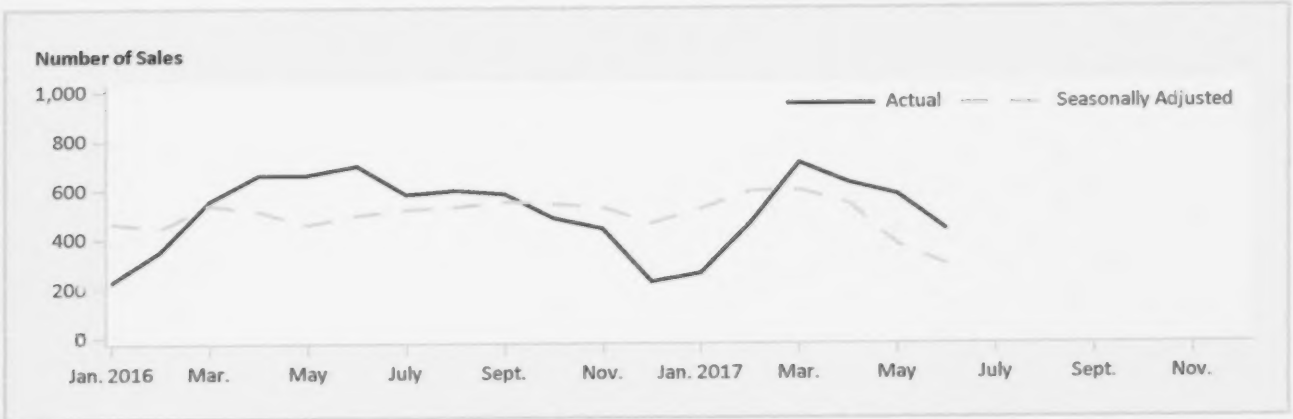
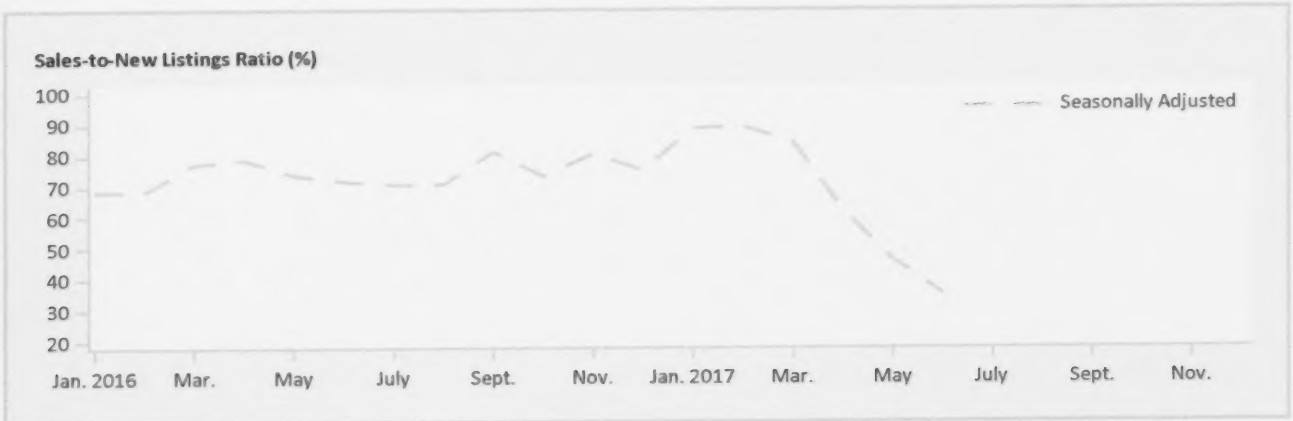


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Barrie



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2017

		Interest Rates			NHPI, Total, (Ontario) 2016.12 =100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	94.2	127.8	107.3	6.4	68.0	920
	February	561	3.14	4.64	94.6	128.2	108.8	6.7	69.1	928
	March	561	3.14	4.64	94.8	129.0	109.6	7.6	70.2	927
	April	561	3.14	4.64	95.3	129.6	108.0	8.0	69.3	921
	May	561	3.14	4.64	96.6	130.1	106.1	7.9	67.9	909
	June	561	3.14	4.64	97.0	130.4	103.5	7.6	66.1	890
	July	567	3.14	4.74	97.8	130.3	102.0	7.9	65.2	890
	August	567	3.14	4.74	98.2	129.9	101.6	8.7	65.3	886
	September	561	3.14	4.64	98.5	130.1	101.4	8.5	65.0	903
	October	561	3.14	4.64	99.5	130.6	100.6	8.5	64.4	900
	November	561	3.14	4.64	99.9	130.2	101.5	7.9	64.4	924
	December	561	3.14	4.64	100.0	130.0	102.2	7.4	64.5	946
2017	January	561	3.14	4.64	100.3	130.8	103.9	7.5	65.5	960
	February	561	3.14	4.64	101.1	131.2	106.7	7.2	67.0	973
	March	561	3.14	4.64	101.4	131.4	109.8	6.8	68.5	979
	April	561	3.14	4.64	103.0	132.0	113.0	5.8	69.7	981
	May	561	3.14	4.64	103.8	131.9	113.7	5.4	69.8	974
	June	561	3.14	4.64		132.1	115.0	5.7	70.6	953
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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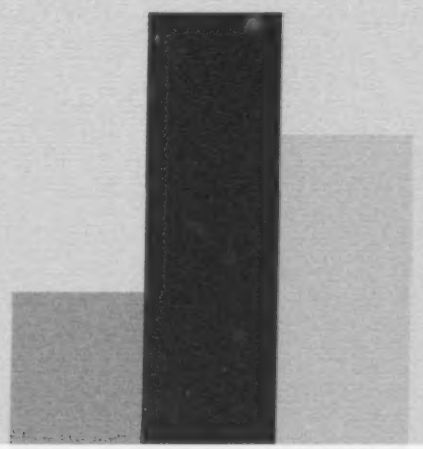

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